

Stroud District Council - Strategic Housing Land Availability Assessment, December 2011

RTP ID: **147**

Site Name: **Rodborough Fields, Rodborough**

Site activity: **Occupied site (No buildings)**

Main current use: **Agriculture**

Type of potential: **New build**

Site Details

Included in 2011 Assessment?: **Yes**

Reason for not assessing the site:

Site Source: **Call for Sites**

Parish: **Rodborough CP**

District Ward: **Rodborough**

Site Classification: **Edge of Urban Area**

Easting: **384,946**

Northing: **204,819**

Gross Site Area (ha): **3.81**

Local Plan Allocation:

Potential for 'town centre' mixed use development: **No**

Policy Constraints

AONB (%): **0**

Key Employment Land (%): **0**

Key Wildlife Sites (%): **84**

Tree Preservation Order (count): **0**

Flood risk Level 2 (%): **3**

Flood risk Level 3a (%): **3**

Flood risk Level 3b (%): **2**

Estimate of Housing Potential

Gross Site Area (ha): **3.81**

Net developable area (ha): **3.81**

Proportion of net developable area available after taking account of physical obstacles(%): **100**

Effective developable area (ha): **3.81**

Density (dph): **50**

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - if possible: **2016-2021**

Site Assessment Panel

Likely to be deliverable?: **Yes**

Impact on theoretical yield:

Reason for impact on yield or general deliverability issue:

Information from Site Visit / Call for Sites

Single / multiple ownership: **Single**

If multiple ownership, are all owners prepared to develop?:

Brownfield/Greenfield: **Greenfield**

OVERALL ASSESSMENT:

Yield (no of dwgs):		Number of dwellings:	
2011-2016:		2011-2016:	
171		2016-2021:	171
2021-2026:		2021-2026:	
50		2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

Yes

Yes

What actions are needed to bring site forward?:

1. Determine whether Key Wildlife Site can be relocated or incorporated into development.

Stroud District SHLAA, Site Analysis, September 2011

